



THE STORY OF

# Arcadia Cottage

*Brancaster, Norfolk*

SOWERBYS

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# Arcadia Cottage

Main Road, Brancaster,  
Norfolk, PE31 8AZ



Stunning Edge of Village Location

Detached House

Four Double Bedrooms

Gated Off-Street Parking

Boat Storage

Potential for Improvement

South-Facing Garden

Open Field Views to South and West

Distant Coastal Views



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“We’ve been spoilt with so many places to view the garden and the surroundings...”

Set well back on a generous plot and almost completely surrounded by open farmland, Arcadia Cottage immediately gives you a sense of space, light and privacy.

To the front of the house is a large garage that is linked to the house via the entrance hall, which doubles up as a generous boot room making it very easy to strip off wet suits, muddy boots and sandy sandals in this space, before entering the house itself. The ground floor is divided neatly between a good-size family kitchen/breakfast room at the rear with french doors out to the garden, and a large family dining and sitting room to the side, which has a

glass-roofed extension to the rear as well as french doors out to the garden beyond. This room has ample space for a dining table as well as a cosy seating area focused around the stone mantled open fireplace.

Upstairs, on the first floor there are three double bedrooms which share a generous bathroom. To the front, the landing opens to a light-filled study space, with large corner windows framing the beautiful views out over the marshes towards the coast. On the second floor is the fourth and principal bedroom suite, and it is from up here that you can really appreciate what a magnificent location you are in.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Outside and to the front, in addition to the garage there is plenty of gravelled and gated parking so either is ideal for winter boat storage and has been used as such by the family many times.

To the rear, the garden is south-facing and completely enclosed; it is patioed immediately off the back of the house and the rest is laid to lawn. With the gates closed at the front, the entire garden is completely enclosed so that the family labradors could run off some energy the moment they were let out, and it was equally useful for overly excited children and grandchildren as well!

“A place to relax and enjoy the natural environment...”

Arcadia Cottage has been a very well-used and cherished family home-from-home for three generations. They have all loved its easy walk to both the pub and the beach, as well as all the joys that can be had on our beautiful coastal waters. However, age, distance and circumstances have combined and with some sadness the family have decided it is now time for others to start creating their own memories here. The house has been lovingly maintained but it has obvious opportunities, both with the exterior aesthetic as well as the ground floor potential. Creating a more open-plan living space would be simple, as would converting the garage into a ground floor bedroom, subject to the usual consents. Whatever its next custodian decides, one thing will never change and that is the beauty of its setting.

ALL THE REASONS



# Brancaster

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated within an Area of Outstanding Natural Beauty, it's easy to see why Brancaster is one of the most sought after villages on the north Norfolk coast with its heritage coastline and fine sandy beaches.

It's a lively village all year round, popular for sailing and watersports, and with a thriving fishing community. Justly famous for its mussels, seafood from Brancaster can be found in many of the local shops and restaurants, as well as much further afield. The village has a very good public house, The Ship, and there is also a village hall, a shop and a club, and for its young residents, a primary school and play area. The Royal West Norfolk Golf Club is at Brancaster with its fine links course which overlooks the stunning, sandy beach.

Brancaster Beach is home to the shipwreck of the SS Vina, visible from the coast. Built

in 1894 she spent her working life travelling the Baltic Trade routes before she was requisitioned for the war effort in 1940, when she was used as target practice by the RAF prior to the Normandy landing. On the outskirts of the village is the site of a Roman fort, Branodunum, one of 11 forts built along the south and east coasts to control shipping and trade in the 3rd century. Nearby Barrow Common is also wonderful to explore, with superb walks, a diverse range of plants and wildlife, and fantastic elevated views of the coast.

Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants, and for supermarkets and other amenities, Hunstanton and Wells-next-the-Sea are both within 20 minutes' drive. For when you don't want to drive, the regular Coastliner bus will take you to King's Lynn in the west, and along the coast eastwards to Wells-next-the-Sea, perfect for a day of exploring!



Note from the Vendor



View to the rear of Arcadia Cottage

“...it's wonderful to see the plants, birds, skies, and the varying colours of the land around us.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///floating.replayed.garden

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# SOWERBYS



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